

**REDUCED PRICE**



**Licensed Restaurant & Takeaway**  
Italian Corner, 33-35 Princes Street, Perth, PH2 8LJ

**SMART**&CO.  
surveyors & property consultants



## Property Highlights

- Long-established business for sale on leasehold basis due to owner considering retirement.
- Property extends to approximately 102 sq m (1,100 sq ft).
- Opportunity to extend restaurant covers.
- Benefits from being licensed for drinks and takeaway food.
- Immaculate property recently refurbished to a high standard.
- Public car park immediately adjacent.
- 100% rates relief available (subject to eligibility).

### Location

The city of Perth is situated at the meeting point of the M9 and M90 motorways at the northern end of central Scotland and known as being the Gateway to the Highlands. Dundee, Edinburgh, Stirling and Glasgow can all be accessed within a hours' drive of Perth. A short 20-minute drive north of Perth will take you to some of the best scenery Scotland has to offer. The Stone of Destiny is to be housed in the soon to be open Perth Museum.

### Description

The property comprises a long-established licensed restaurant and takeaway premises over ground floor.

More recently it has been used only as a takeaway but has the potential to be operated as both restaurant and takeaway but also has the potential to expand the restaurant with planning recently being obtained to relocate the kitchen into an extension that would need to be built towards the rear of the property. The property has been carefully renovated with historic grant funding to bring it back to a very high standard of restoration. With the works now complete the property is being offered in excellent condition.

### Accommodation

The ground floor property extends to approximately 102 sq m (1,100 sq ft) on a net internal area basis.

There is an external area that currently houses a timber store but planning has been granted to create a new kitchen/prep area which would allow the current kitchen to be opened up for further seating area for the restaurant should that be required.

### Terms

We are seeking a negotiable annual rental per annum and a £15k premium for the goodwill and business fixtures and fittings.

The only reason this is being offered for sale is due to the current owner considering retirement.

### Business Rates

The property has a Rateable Value of £10,300 meaning the incoming tenant is likely to be eligible for 100% rates relief.

### Energy Performance Certificate

Awaiting completion.

### Legal Costs

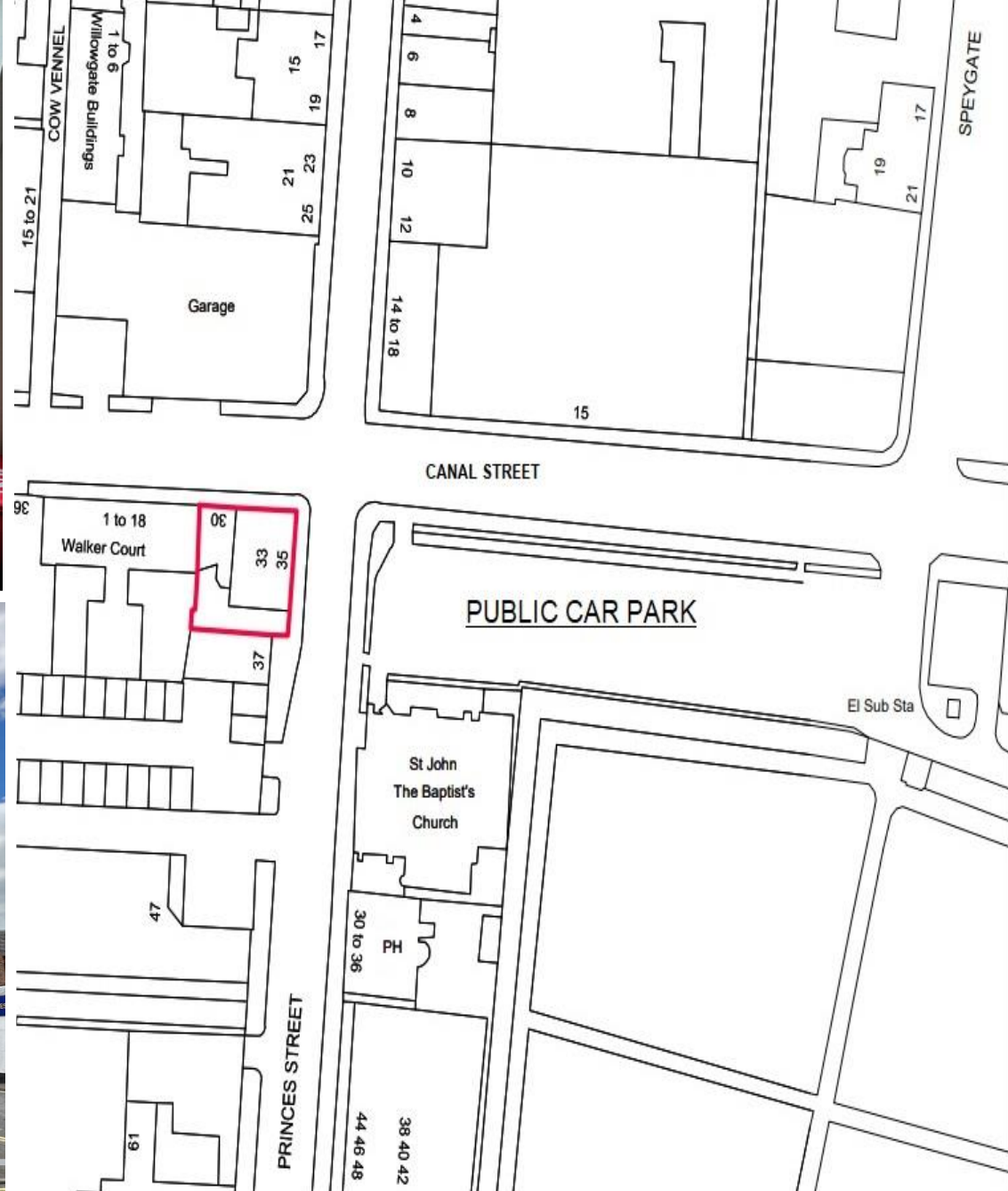
Each party will be responsible for their own legal costs. The incoming tenant will be responsible for any LBTT and registration dues if applicable.

### All Enquiries

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